

Minutes

Santee City Council CDC Successor Agency Santee Public Financing Authority

**Council Chambers
10601 Magnolia Avenue
Santee, California**

November 14, 2012

This Regular Meeting of the Santee City Council, the CDC Successor Agency, and the Santee Public Financing Authority was called to order by Mayor/Chair Randy Voepel at 7:06 p.m.

Council Members present were: Mayor/Chair Randy Voepel; Vice Mayor/Vice Chair Rob McNelis; and Council/Authority Members Jack E. Dale, and John W. Minto. Council/Authority Member John Ryan was absent.

Staff present were: City Manager/Authority Secretary Keith Till, City/Authority Attorney Shawn Hagerty, Deputy City Manager/Director of Development Services Pedro Orso-Delgado, Director of Community Services Bill Maertz, Finance Director/Treasurer Tim McDermott, Director of Fire and Life Safety Bob Leigh, Director of Human Resources Jodene Dunphy, Director of Planning Melanie Kush, Assistant to the City Manager Kathy Valverde, Senior Management Analyst Pamela White, Santee Sheriff's Captain Lisa Miller, City Clerk Patsy Bell, and Office Aide Rowena Parravano.

LEGISLATIVE INVOCATION: Gary Lawton from Calvary Chapel Santee

PLEDGE OF ALLEGIANCE: Matt Reid of Land & Design, Inc.

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA: None

1. CONSENT CALENDAR:

- (A) Approval of reading by title only and waiver of reading in full of Ordinances on agenda.**
- (B) Approval of Meeting Minutes:**
 - **Santee City Council 10-24-12 Regular Meetings**
 - **CDC Successor Agency 10-24-12 Regular Meetings**
 - **Public Financing Authority 10-24-12 Regular Meetings**
- (C) Approval of Payment of Demands as presented.**

- (D) Approval of the expenditure of \$59,603.13 for October 2012 legal services and related costs.
- (E) Approval of the San Diego Operational Area Public Works Mutual Aid Agreement, authorization for the City Manager to execute the agreement and designation of the Director of Community Services as Agreement Coordinator.
- (F) Rejection of a Claim against the City by Damon Grant per Government Code Section 913.
- (G) Adoption of a Resolution approving an amendment to extend the Regional Communications System Participating Agency agreement by three years to allow time to plan for a replacement of the system that serves public safety agencies in San Diego County. (Reso 68-2012)
- (H) Adoption of a Resolution adopting findings in support of an open market purchase and authorization to execute a contract for purchase of a new 2013 GMC G4500 chassis, remount of an existing 2005 ambulance module onto the new chassis and trade-in of a 2008 Ford F-450 chassis, all with Braun Northwest, Inc. in an amount not to exceed \$110,000. (Reso 69-2012)
- (I) Rejection of two Claims against the City by Vivian Romero-Brayman and Steven Lee per Government Code Section 913.

ACTION: On motion of Vice Mayor McNelis, seconded by Council Member Minto, the Agenda and Consent Calendar were approved as presented with all voting aye, except Council Member Ryan who was absent.

2. PUBLIC HEARINGS:

- (A) Public Hearing for a Development Review Permit (DR2012-4) and Tentative Parcel Map (TPM2012-2) for a 172-unit apartment complex within the Riverview Corporate Office Park in Town Center. Applicant: JMR Properties, Inc. (Reso 70-2012 & Reso 71-2012)

The Public Hearing opened at 7:10 p.m. City Manager Keith Till introduced the item and Principal Planner Kevin Mallory presented the staff report utilizing a PowerPoint presentation. During a lengthy discussion, staff answered Council's questions.

PUBLIC SPEAKERS:

Speaking in Support were John Strittmatter, Ryan Companies; Paul Ague, San Diego Christian College; Matt Reid, JMR Properties Inc.; and Joe Wermer, JMR Properties Inc.

ACTION: After further discussion, on the motion of Council Member Dale, seconded by Council Member Minto, the Public Hearing was closed at 8:16 p.m. and the two Resolutions approving DR2012-4 and TPM2012-2 were adopted with all voting aye except Council Member Ryan who was absent.

3. **ORDINANCES (First Reading):** None

4. **CITY COUNCIL ITEMS AND REPORTS:**

- (A) Vice Mayor McNelis gave an update on the Academic League Match between Santana High School and West Hills High School, and congratulated Santana on their win.
- (B) Mayor Voepel reported that Heartland Communications no longer has a Director and that San Miguel is pulling out of the Joint Powers Authority (JPA). Mayor Voepel questioned the financial impact of San Miguel's actions. Chief Leigh estimated additional expenses of about \$20,000 - \$30,000 for the remainder of this fiscal year and estimated expenses would likely increase next fiscal year also, although cost saving measures will be explored.

5. **CONTINUED BUSINESS:**

- (A) **Approval of an amendment to the current franchise agreement with Waste Management, Inc. and approval of a new franchise agreement for Solid Waste Management Services between the City of Santee and Waste Management, Inc. (Reso 72-2012)**

ACTION: On motion of Council Member Minto, seconded by Vice Mayor McNelis, the amendment to the current franchise agreement and approval of a new franchise agreement for Solid Waste Management Services with Waste Management, Inc., was approved as presented with all voting aye except Council Member Ryan who was absent.

6. **NEW BUSINESS:**

- (A) **Consideration of sites for land use changes related to the Housing Element – Fifth Revision Cycle and authorization to proceed with a City initiated General Plan and Town Center Specific Plan Land Use and Zoning amendments to certain properties in the City of Santee.**

Planning Director Kush introduced the item and Associate Planner Travis Cleveland presented the staff report utilizing a PowerPoint presentation. During discussion, Kush

and Cleveland answered Council's questions. Staff was reminded that the state imposes many requirements upon cities to facilitate affordable housing; land capacity is only one and as the City moves forward with the Housing Element update there will likely be additional state requirements.

ACTION: On motion of Council Member Minto, seconded by Vice Mayor McNelis, the initiation of the General Plan and Town Center Specific Plan Amendments and associated zone changes for five sites comprised of 12 parcels as listed below, were approved with all voting aye, except Council Member Ryan who was absent.

1. Change the land use designation and zone on Site 1 (1.99 acres) from R-7 to R-14.
2. Change the land use designation and zone on Site 2 (3.65 acres) from R-7 to R-14.
3. Change the land use designation and zone on Site 3 (12.23 acres) from R-14 to R-22.
4. Change the land use designation and zone on Site 4 (2.35 acres) from R-14 to R-22.
5. Change the land use designation and zone on Site 5 (6.18 acres) from GC to R-22.

7. COMMUNICATION FROM THE PUBLIC:

- (A) Karen Bisignano, SMOAC, invited Council to the Goldenstate Mobilehome Owners League's presentation on November 30th.
- (B) John Morley, Santee Chamber of Commerce President, presented Council with a plaque in appreciation for the City's help and participation in the 3rd annual Car Show and 1st annual Kansas City BBQ Competition.

8. CITY MANAGER REPORTS: None

9. CDC SUCCESSOR AGENCY:

(Note: Minutes appear as Item 1B)

- (A) **Transfer of housing assets and functions of the former Santee Community Development Commission (CDC) to the San Diego County Housing Authority as designated Successor Agency.**

City Manager Till introduced the item and answered Council's questions.

ACTION: On motion of Council Member Minto, seconded by Vice Mayor McNelis, the immediate transfer of CDC housing assets to the County of San Diego Housing Authority as the designated successor agency was approved as presented with all voting aye except Council Member Ryan who was absent.

10. SANTEE PUBLIC FINANCING AUTHORITY:

(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS: None

Council Members recessed at 8:48 p.m. and convened in Closed Session at 8:52 p.m. with all Members present with the exception of Council Member Ryan who was absent.

12. CLOSED SESSION:

(A) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION

Government Code Section 54956.9(a)

Name of Cases: Preserve Wild Santee v. City of Santee
San Diego Superior Court Case No. 37-2008-00075168

Preserve Wild Santee v. City of Santee
San Diego Superior Court Case No. 37-2009-00097042

(B) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code § 54956.9(c): Two cases.

Council Members reconvened in Open Session at 9:31 p.m. with all Members present with the exception of Council Member Ryan who was absent. Mayor Voepel reported that Council discussed the items listed and had no reportable action on either item.

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:31 p.m.

Date Approved: December 12, 2012

/s/Patsy Bell

Patsy Bell, City Clerk and for
Authority Secretary Keith Till